

Thank you for the opportunity to speak here tonight. I hope the Determination of Need office of the Department of Public Health gives the appropriate weight to the opposition and concerns of the citizens of Medford, particularly those in the Lawrence Estates and immediate abutters of Lawrence Memorial Hospital.

The first factor I want to address is the Patient Panel/Public Health Value. The study performed in conjunction with the application uses limited data of those patients who use ^a Melrose Wakefield Hospital and Lawrence Memorial Hospital. I submit that this is not an accurate representation of the actual patient population of each city or town in the service area. The historical patient panel speaks more to the services provided at each of those ~~sites~~ ^{these} and to the patients who chose to use these services. ~~It is based on statistics for Melrose/Wakefield and is~~ ^{are} not necessarily reflective of actual needs for Medford, Somerville, Malden, Melrose, Everett, Stoneham, Reading and Revere. A surgical center in Medford would likely draw extensively from Somerville, Arlington and Cambridge. The citizens of Medford ~~would make up~~ ^{comprise} a much smaller segment of actual patients than is being presented in the application. Medford Surgery Center LLC is using favorable statistics to back up their preferred location instead of an unbiased analysis which would lead to where the most efficient location is.

The public health benefits of an additional surgical center in Medford are questionable. There are existing ambulatory surgical centers outside of Boston in Winchester, MA (5 miles away) and Waltham, MA (12 miles away). There are also numerous world-class day surgical centers in Boston where people ^(6 miles away) travel from around the world for healthcare services. ~~Boston is located~~ only ~~6 miles north of~~ Boston.

Any claim that Medford Surgical Center provides a true public health value would be overstated. At best Medford Surgical Center could claim they would provide a public health convenience.

The next factor may fall under compliance or community-based health initiatives. Medford Surgery Center LLC has in the worst case made outright false statements and in the best case mislead the community.

Specific examples of from the Wednesday August 15th meeting include but are not limited to:

- They had not started surveying the property, yet residents who spoke at the meeting found surveyors on their property and in front of their houses and the footprint markings of the proposed sites are marked clearly with posts and spray paint on the property.
- They claimed the project would have only a negligible impact on traffic. Any impact can only be determined by conducting study which they acknowledged has not been completed.
- They claimed surgical center needs be co-located with the hospital to ensure patient safety and hospital access to the patient. When asked later about the procedure to be followed if there was a patient emergency during or following surgery, they said the patient would be transferred to Melrose Wakefield or Tufts Floating hospital.

Both the aforementioned Waltham and Winchester surgical centers are not collocated with a hospital. Both are also located in commercial areas with ample parking.

Medford Surgery Center LLC has not engaged in good-faith communication with the

neighborhood. They have established such a mistrust from the beginning that all of their statements have to be questioned and any benefits looked at through that lens.

Even if the DPH feels that Medford Surgery Center has met its burden of determining need, the impact on the property values in a residential neighborhood which has not seen material new construction on the site in twenty years when the nursing home was built at the back of the property should not be discounted.

Residents of the Lawrence Estates have built equity in their homes and bought homes in a rising market because of access to the Fells, the residential feel of the neighborhood which is teeming with runners, dog-walkers and bikers. Additional commercial construction in the midst of such a neighborhood when commercial properties are readily available in with little to no residential or property value impact would be detrimental to the city, its neighborhoods and its residents.

Thank you for your time and consideration.

Regards,

John Curtin